



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT
7400 LEAKE AVENUE
NEW ORLEANS LA 70118-3651

February 6, 2023

Regulatory Division
Eastern Evaluation Branch

Project Manager:
Jennifer Burkett
(504) 862-2045
jennifer.e.burkett@usace.army.mil

Application #: MVN-2005-00618-EBB

PUBLIC NOTICE

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the U.S. Army Corps of Engineers pursuant to: [X] Section 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 USC 403); and/or [X] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344), and/or [] Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. Section 408).

SUBDIVISION ON BAYOU BARATARIA IN JEFFERSON PARISH

NAME OF APPLICANT: Jean Lafitte Landing, LLC c/o Hydrik Wetlands Consultants, Attention: Mike Henry, 2323 Highway 190 East Suite 2, Hammond, Louisiana 70401.

LOCATION OF WORK: Located on the right descending bank of Bayou Barataria, around 4953 Privateer Boulevard, Lafitte, in Jefferson Parish, Louisiana, (lat./long: 29.6799083, -90.106622), as shown on the attached drawings. (Hydrologic Unit Code: 08090301; East – Central Louisiana Coastal).

CHARACTER OF WORK: The proposed project is to dredge, clear, grade, and install and maintain fill to construct the Homeplace residential subdivision. The 23 lots will comprise an area of 12.2 acres and require 33,833 cubic yards of fill. Approximately 9752 cubic yards will be excavated from the water bottom and placed behind a proposed 2,325' bulkhead. The dredge area will be 2.07 acres adjacent to the bulkhead for the entire length. The remaining 24,081 cubic yards of fill will be hauled in from offsite. The project as proposed would permanently impact 4.3 acres of scrub-shrub and emergent wetlands and 6.22 acres of non-vegetated water bottoms.

This project was previously authorized on August 17, 2006.

MITIGATION: The applicant proposes to avoid direct impacts and minimize secondary impacts to wetlands and waters to the maximum extent practicable. The applicant completed purchase of compensatory mitigation for unavoidable wetland impacts prior to issuance of the original permit. There are no changes to the proposed impacts interest.

The comment period on the requested Department of the Army Permit will close **20 days** from the date of this public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit request, and must be submitted so as to be received before or by the last day of the comment period. Letters and/or comments concerning the subject permit application must reference the Applicant's Name and the Permit Application Number and can be preferably emailed to the Corps of Engineer's project manager listed above or forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY DIVISION, RGE, Jennifer Burkett**. Individuals or parties may also request an extension of time in which to comment on the proposed work by mail or preferably by emailing the specified project manager listed above. Any request for an extension of time to comment must be specific and substantively supportive of the requested extension and received by this office prior to the end of the initial comment period. The Branch Chief will review the request and the requester will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous and inclusive of the initial comment period and will not exceed a total of 30 calendar days. This public notice is also available for review online at <https://go.usa.gov/xennJ>

Corps of Engineers Permit Criteria

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The U.S. Army Corps of Engineers is soliciting comments from the public, federal, state, and local agencies and officials, Indian Tribes, and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to make, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties,

water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Further, all factors that may be relevant to the proposal will be considered, including the potential cumulative effects associated with the proposed project.

The New Orleans District is presently unaware of properties listed on the National Register of Historic Places at or near the proposed work but is pending further review in accordance with the National Historic Preservation Act. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. As deemed necessary, copies of this public notice will be sent to the State Archeologist, State Historic Preservation Officer, and federally listed tribes regarding potential impacts to cultural resources.

Our initial finding is that the proposed work would have no effect on any species listed as endangered by the U.S. Department of Commerce, nor affect any habitat designated as critical to the survival and recovery of any such species.

The New Orleans District has determined that the project is located in waters known to be utilized by the West Indian manatee and that the activity is "not likely to adversely affect" this species based on the Information and Planning and Consultation for Endangered Species in Louisiana (IPaC), dated January 27, 2020, for Section 7 of the ESA. If a permit is issued, the Standard Manatee Conditions for In-Water Activity will be included.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal may result in the destruction, alteration, and/or disturbance of 10.5 acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or federally managed fisheries in the Gulf of Mexico. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the LA Department of Environmental Quality before a Department of the Army permit is issued.

Any person may request, (preferably by email to the project manager, or in writing), within the comment period specified in this notice, that a public hearing be held to

consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

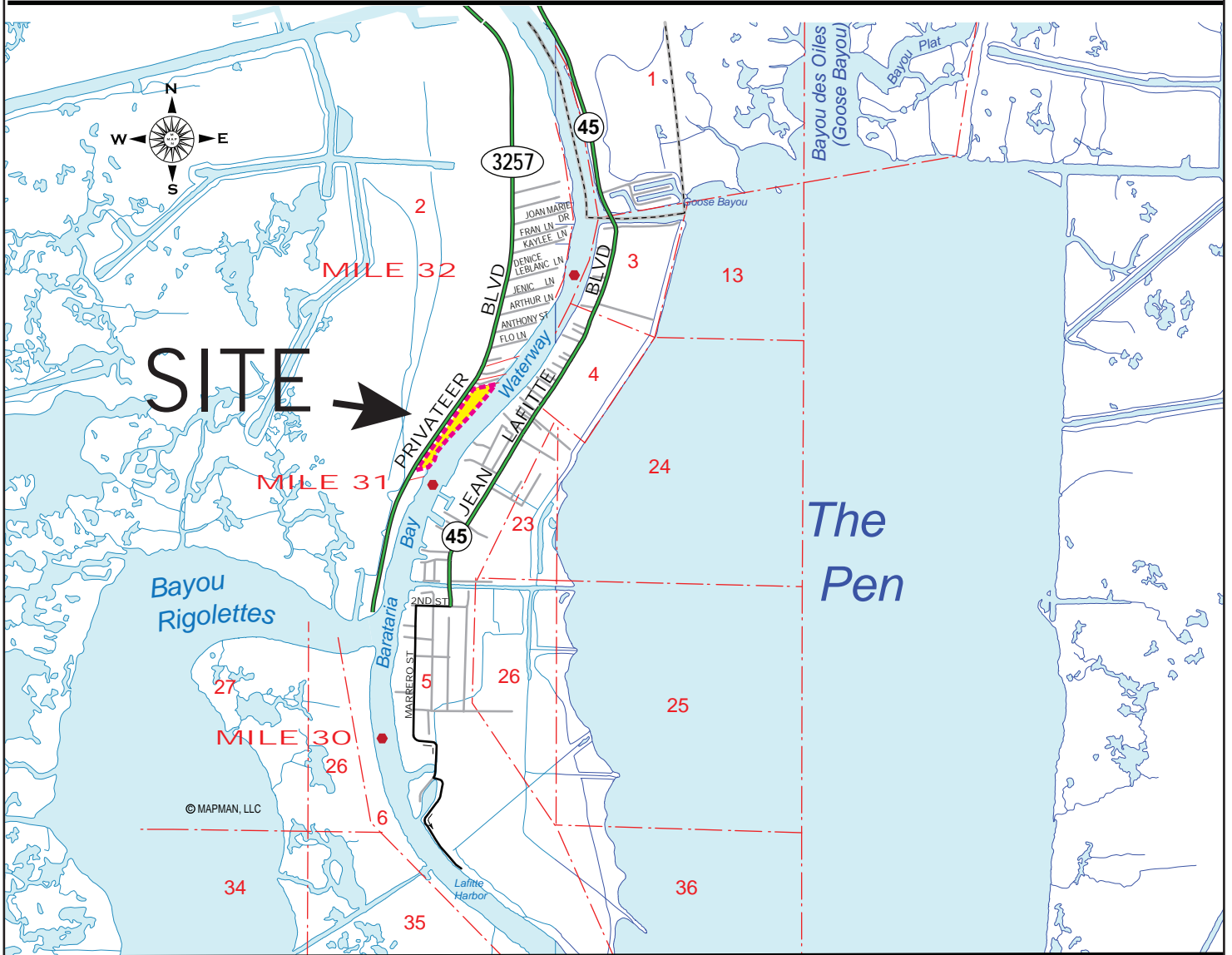
The applicant has certified that the proposed activity described in the application complies with and will be conducted in a manner that is consistent with the Louisiana Coastal Resources Program (Louisiana Coastal Zone Application P20190162). The Department of the Army permit will not be issued unless the applicant received approval or a waiver of the Coastal Use Permit by the Department of Natural Resources.

You are invited to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

Brad P. Laborde
Chief, Eastern Evaluation Branch
Regulatory Division

Enclosures

TO BARATARIA / MARRERO



SITE COORDINATES

NAD 27: 29°40' 45.83" N, -90° 06' 22.95" W (MILE 31)

PORTION OF PARCEL 'A'
JOHNATHAN DAVIS PLANTATION
SECTION 2, T16S-R23E
BAYOU BARATARIA
WEST OF MISSISSIPPI RIVER
JEFFERSON PARISH, LA

JEAN LAFITTE LANDING, LLC

P.O. BOX 2312
KENNER, LA
(504)561-6793

DRAWING

1

DATE

8/31/2022

SCALE



JOB NO.

01-081815

PLAT FILE NO.

131-672-I

REFERENCE MAPS:

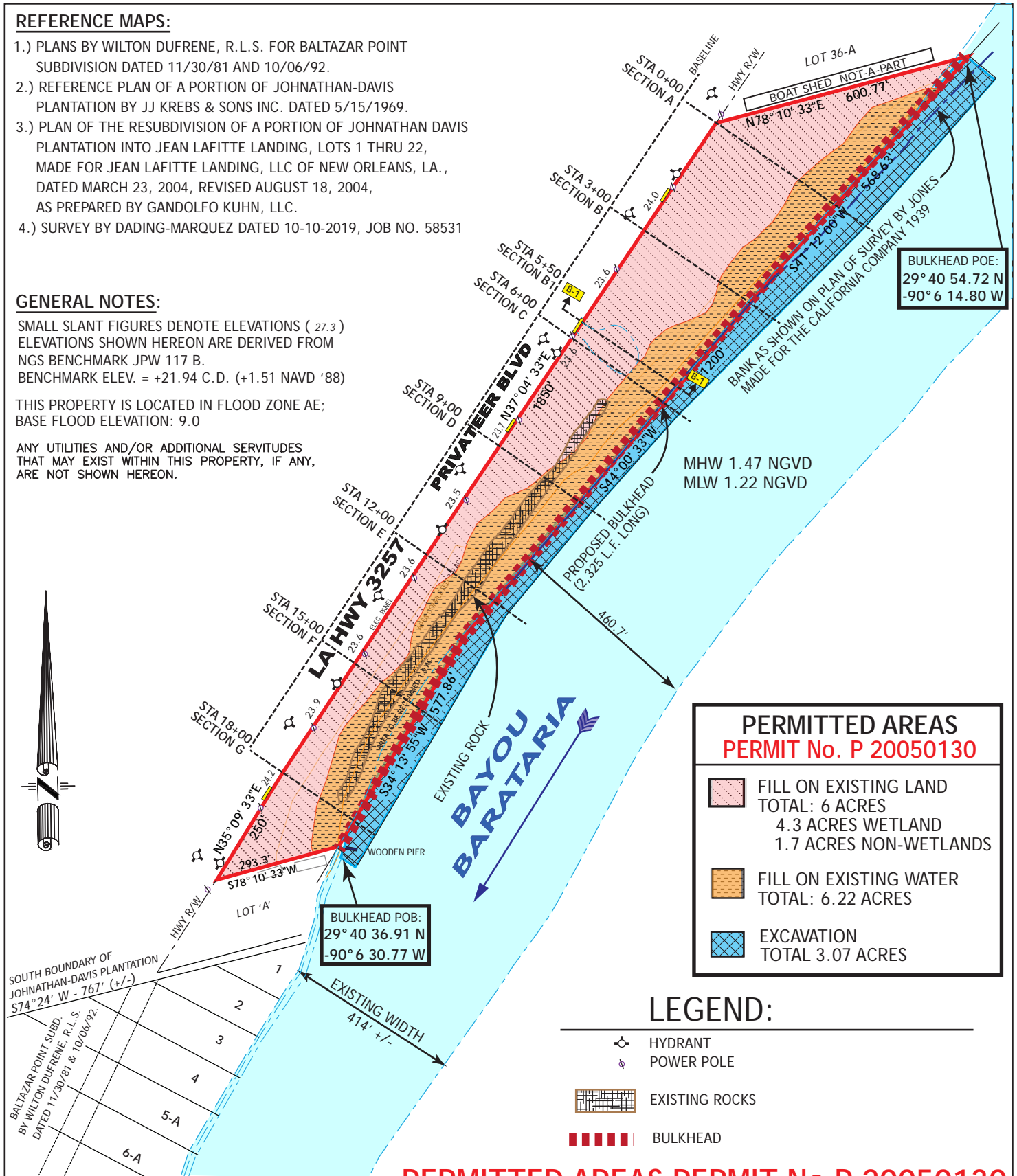
- 1.) PLANS BY WILTON DUFRENE, R.L.S. FOR BALTAZAR POINT SUBDIVISION DATED 11/30/81 AND 10/06/92.
- 2.) REFERENCE PLAN OF A PORTION OF JOHNATHAN-DAVIS PLANTATION BY JJ KREBS & SONS INC. DATED 5/15/1969.
- 3.) PLAN OF THE RESUBDIVISION OF A PORTION OF JOHNATHAN DAVIS PLANTATION INTO JEAN LAFITTE LANDING, LOTS 1 THRU 22, MADE FOR JEAN LAFITTE LANDING, LLC OF NEW ORLEANS, LA., DATED MARCH 23, 2004, REVISED AUGUST 18, 2004, AS PREPARED BY GANDOLFO KUHN, LLC.
- 4.) SURVEY BY DADING-MARQUEZ DATED 10-10-2019, JOB NO. 58531

GENERAL NOTES:

SMALL SLANT FIGURES DENOTE ELEVATIONS (27.3)
ELEVATIONS SHOWN HEREON ARE DERIVED FROM
NGS BENCHMARK JPW 117 B.
BENCHMARK ELEV. = +21.94 C.D. (+1.51 NAVD '88)

THIS PROPERTY IS LOCATED IN FLOOD ZONE AE;
BASE FLOOD ELEVATION: 9.0

ANY UTILITIES AND/OR ADDITIONAL SERVITUDES
THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY,
ARE NOT SHOWN HEREON.



PERMITTED AREAS PERMIT No. P 20050130	
	FILL ON EXISTING LAND TOTAL: 6 ACRES 4.3 ACRES WETLAND 1.7 ACRES NON-WETLANDS
	FILL ON EXISTING WATER TOTAL: 6.22 ACRES
	EXCAVATION TOTAL 3.07 ACRES

LEGEND:

- HYDRANT
- POWER POLE
- EXISTING ROCKS
- BULKHEAD

PERMITTED AREAS PERMIT No P 20050130

PORTION OF PARCEL 'A'
JOHNATHAN DAVIS PLANTATION
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WEST OF MISSISSIPPI RIVER
JEFFERSON PARISH, LA

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DRAWING

2

DATE

8/31/2022

0 100 200 300 500

GRAPHIC SCALE IN FEET

NOTE:

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JOB NO.

01-081815

PLAT FILE NO.

131-672-2

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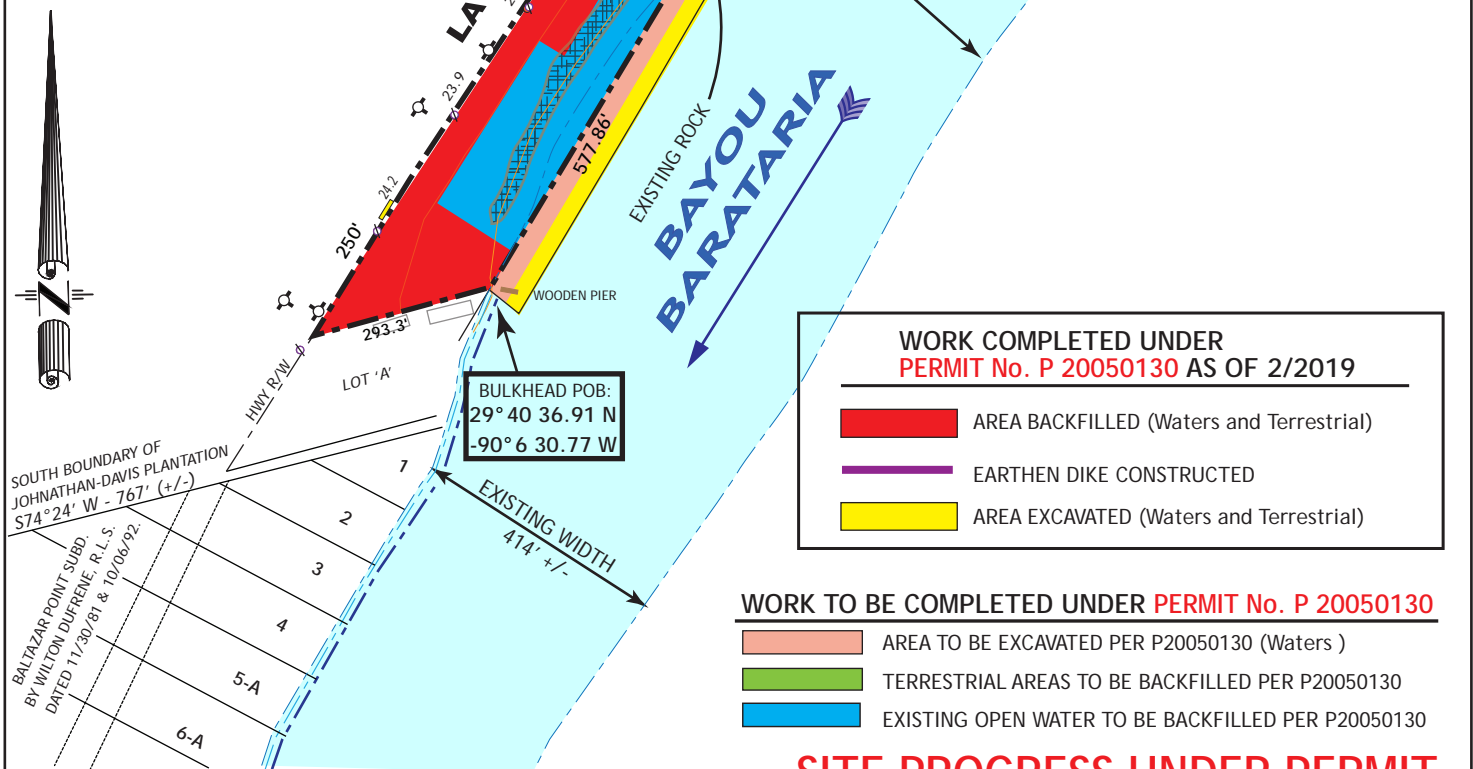
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LEGEND

- SITE BOUNDARY
- HYDRANT
- ⚡ POWER POLE
- ▢ EXISTING ROCKS



PORTION OF PARCEL 'A'
 JOHNATHAN DAVIS PLANTATION
 SECTION 2, T16S-R23E
 BAYOU BARATARIA
 WEST OF MISSISSIPPI RIVER
 JEFFERSON PARISH, LA

JEAN LAFITTE LANDING, LLC

P.O. BOX 2312
 KENNER, LA
 (504)561-6793

DRAWING

2A

DATE

8/31/2022

0 100 200 300 500

GRAPHIC SCALE IN FEET

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JOB NO.

01-081815

PLAT FILE NO.

131-672-2A

REFERENCE MAPS:

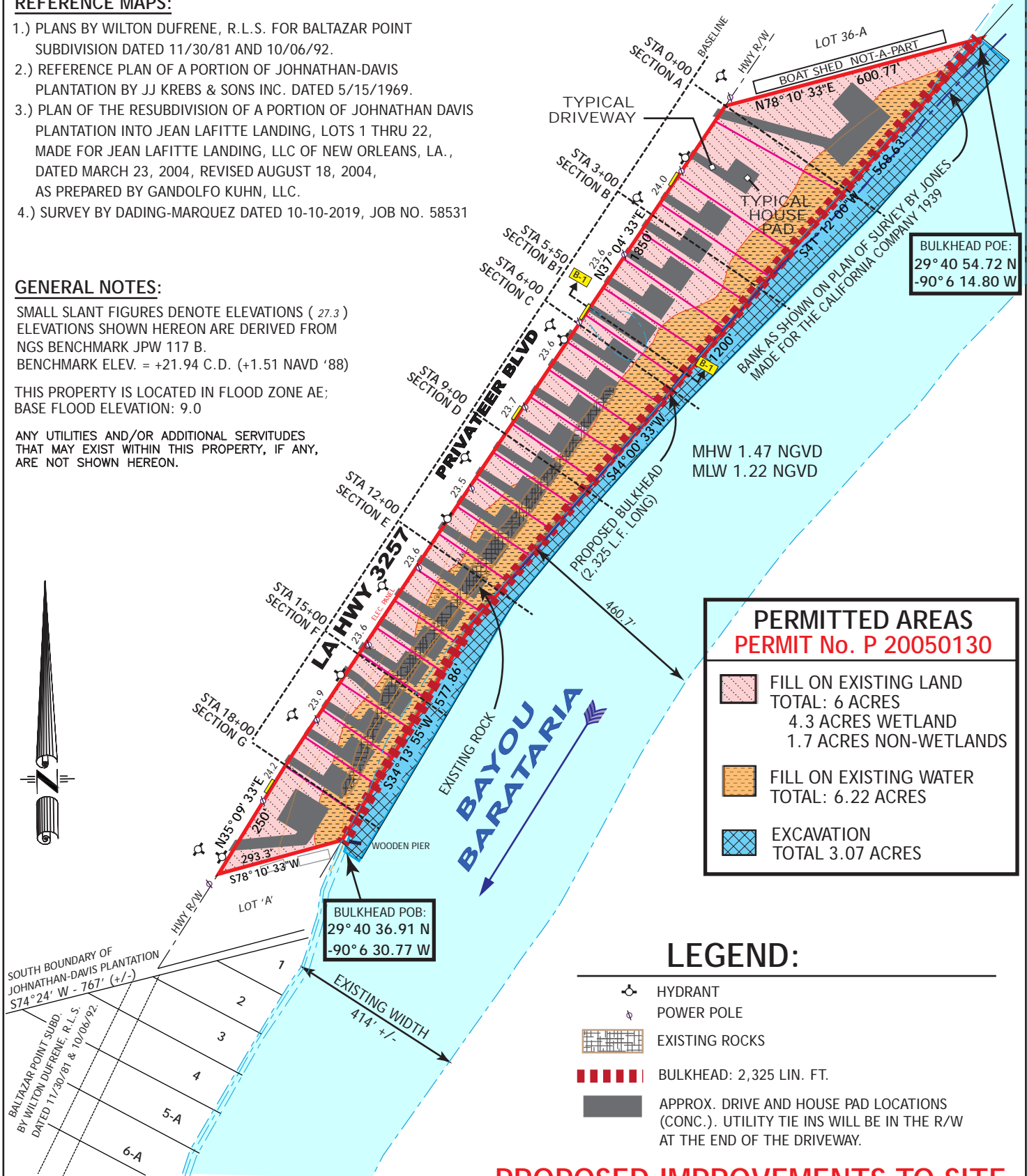
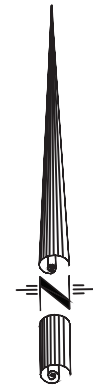
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**LEGEND:**

- HYDRANT
- POWER POLE
- EXISTING ROCKS
- BULKHEAD: 2,325 LIN. FT.
- APPROX. DRIVE AND HOUSE PAD LOCATIONS (CONC.). UTILITY TIE INS WILL BE IN THE R/W AT THE END OF THE DRIVEWAY.

PROPOSED IMPROVEMENTS TO SITE

PORTION OF PARCEL 'A'
JOHNATHAN DAVIS PLANTATION
SECTION 2, T16S-R23E
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WEST OF MISSISSIPPI RIVER
JEFFERSON PARISH, LA

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DATE

8/31/2022

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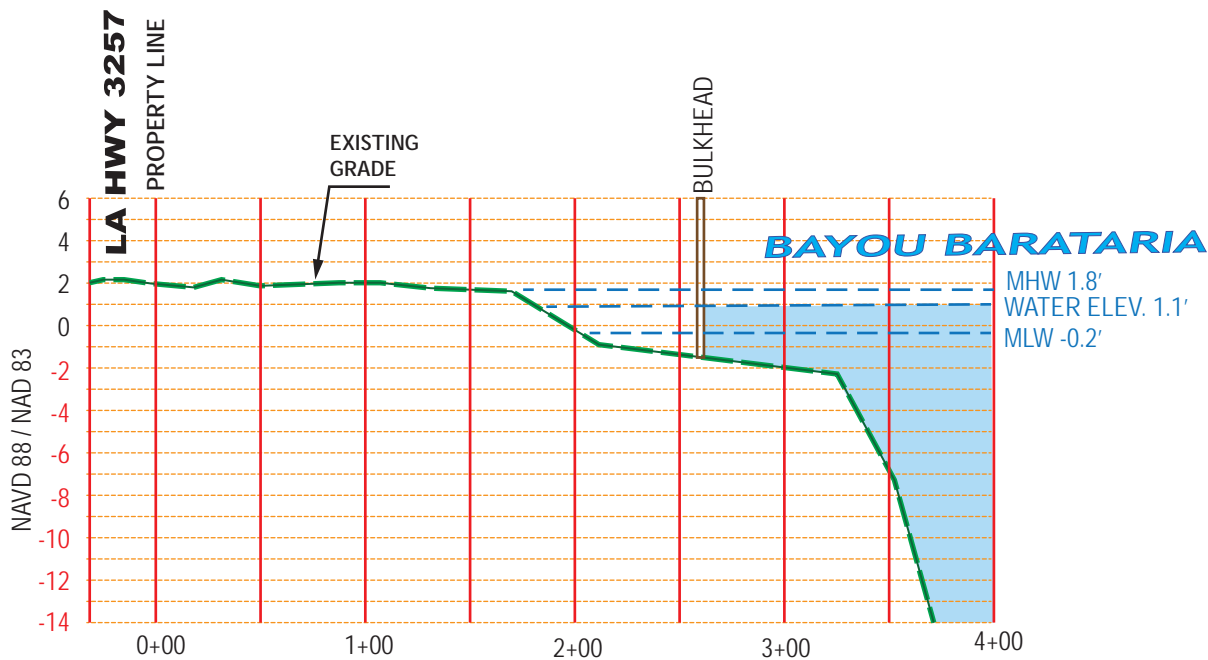
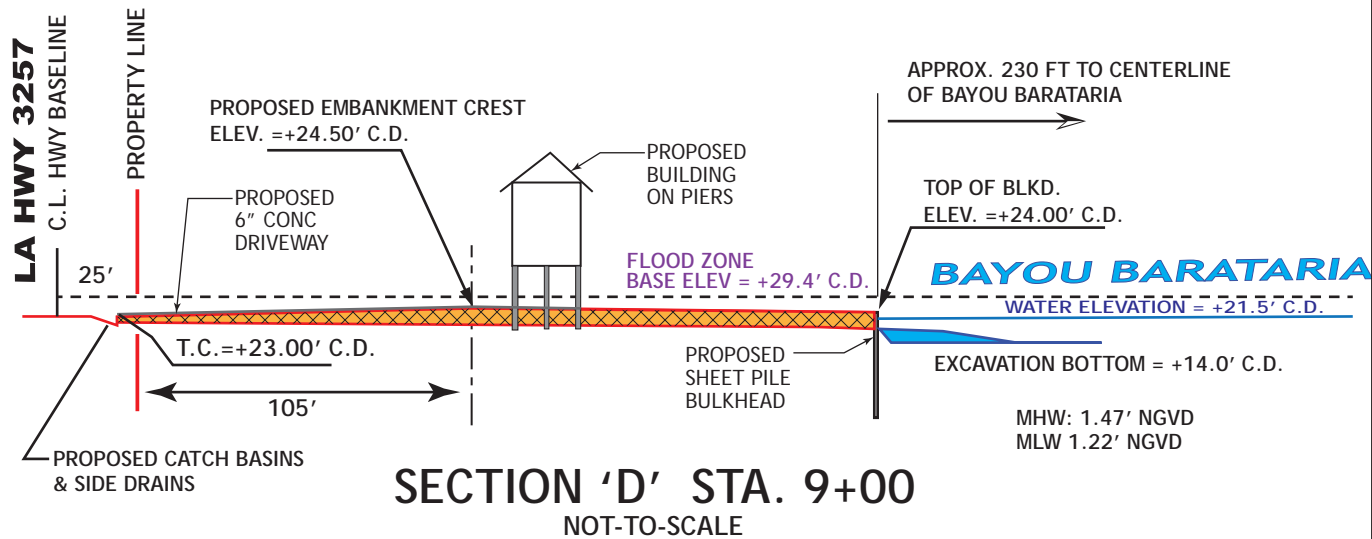
JOB NO.

01-081815

PLAT FILE NO.

131-672-2B

TYPICAL CROSS-SECTION OF PROPOSED DEVELOPMENT SITE



PROPOSED EMBANKMENT AND LAND RECLAMATION FOR JEAN LAFITTE LANDING
A RESIDENTIAL DEVELOPMENT LOCATED IN SECTION 2, T18S-R23E, JEFFERSON PARISH, LA

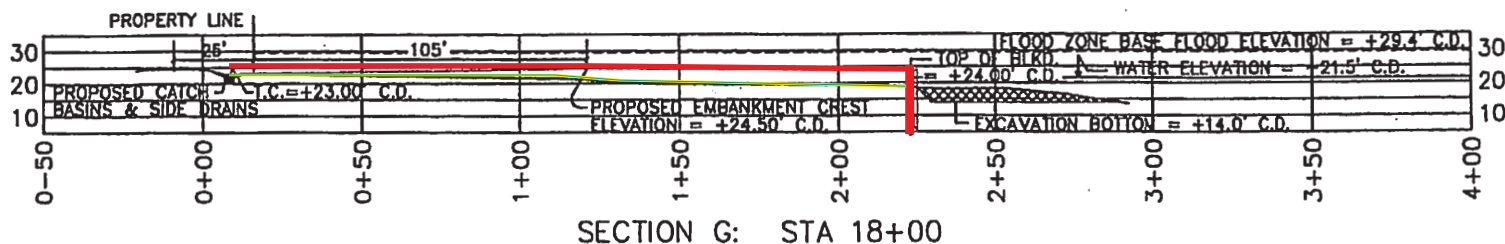
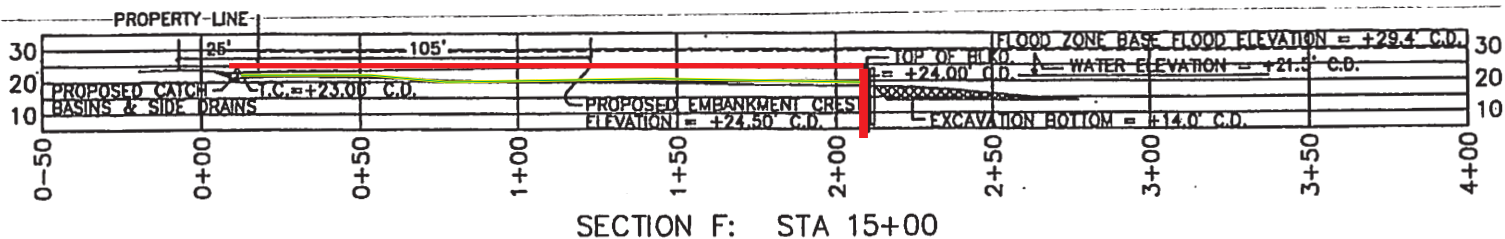
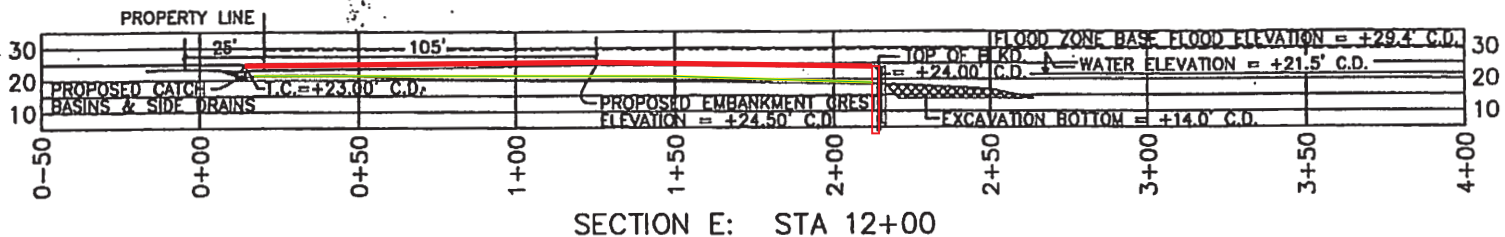
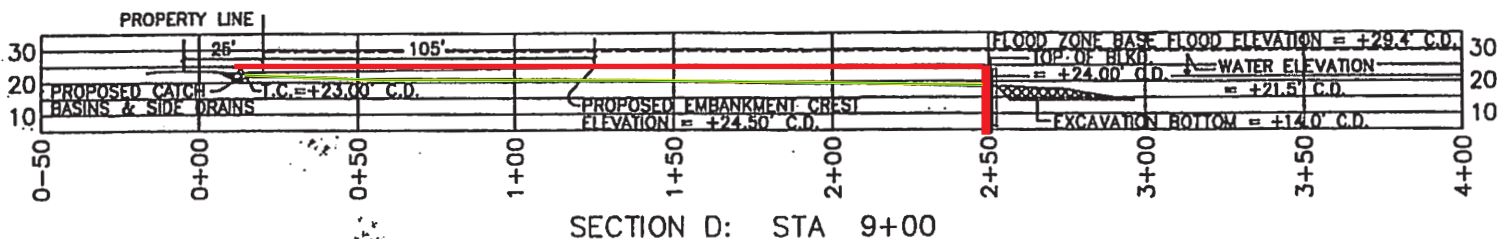
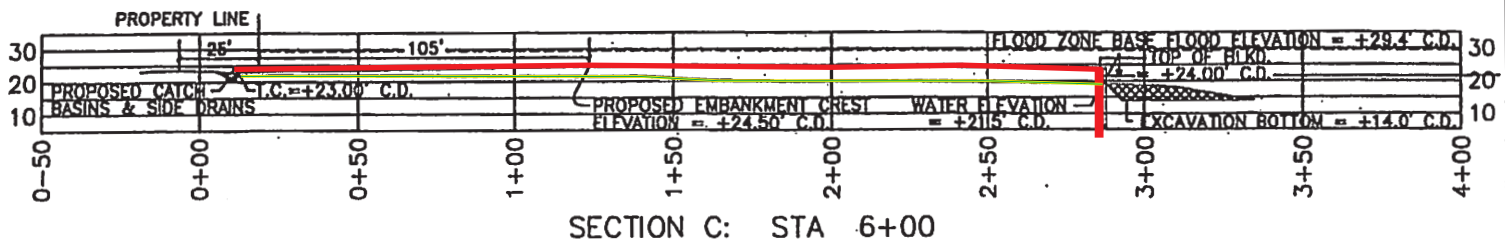
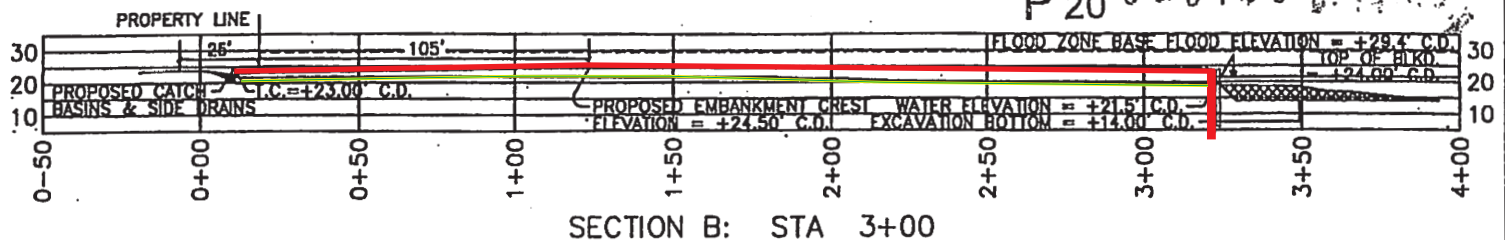
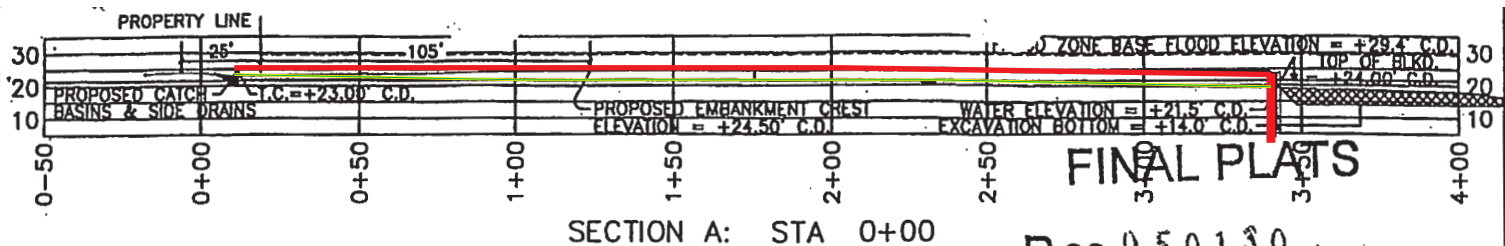
CROSS SECTIONS

PORTION OF PARCEL 'A'
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WEST OF MISSISSIPPI RIVER
JEFFERSON PARISH, LA

JEAN LAFITTE LANDING, LLC
P.O. BOX 2312
KENNER, LA
(504)561-6793

DRAWING
3

DATE	PERMIT - P20050130	JOB NO.	PLAT FILE NO.
8/31/2022		01-081815	131-672-3



CROSS-SECTIONS OF PROPOSED DEVELOPMENT SITE

PROPOSED EMBANKMENT AND LAND RECLAMATION FOR JEAN LAFITTE LANDING,
A RESIDENTIAL DEVELOPMENT LOCATED IN SECTION 2, T18S-R23E, JEFFERSON PARISH, LOUISIANA